

Pratt Building

Building Address

200 Watson & 103 W. Fond du Lac

Building Owner

Ripon Main Street, Inc.

History of Project

Fire played a major role in the development of this site. Three prominent buildings were destroyed by fire between 1871 and 1885. The Pratt Block was quickly constructed after an 1885 fire destroyed the Reed Building. The building's existing interior walls were used and a new façade was constructed. Through the years the Pratt Building has housed a millinery, a bank, a tailor shop, a U. S. Express office, boot and shoe stores, and several offices.



The Pratt Building, after.

Architectural Significance

The Pratt Building, a two-story, Italianate cream city brick structure, is anchored by a central bay that rises to a decorative gable parapet. Other features include brick corbels, segmental arches over panels of sawtooth brickwork, and an ornate lead glass transom. The building is listed on the National Register of Historic Places as a contributing source to the Watson Street Commercial Historic District.

Scope of Project

The building had been vacant for several years. Ripon Main Street purchased the building and began renovating the interior. This included removing the drop ceiling and repairing the original tin ceiling; removing



Pratt Building, before.

several layers of carpeting and linoleum to expose the hardwood maple floors; reinstalling the storefront glass transom;

replastering the walls; installing an HVAC system; and upgrading the wiring. Renovation of the exterior and second floor apartments included installation of a new roof and second-story windows, removal of paint, and chemical cleaning of the brick. More than 700 hours of sweat equity were put into the Pratt project. Volunteers became known as the "Pratt Pack." The project was financed with an unconventional bank loan. Four local banks agreed to split the financing equally, with an interest rate of 7.5% on a 20-year loan.

Architect

Kevin Pomeroy, Wisconsin Main Street Design Coordinator, drew the exterior plan; Craig Tebon, Ripon Main Street Manager, designed the interior.

General Contractor

Craig Tebon, Ripon Main Street Manager

Total Cost

\$120,000 (including acquisition)

For more information, call the Wisconsin Main Street Program at (608) 266-7531.

